



City of Seattle Preliminary Assessment Report

March 16, 2009

This report represents a preliminary determination of project requirements from various city departments based on project characteristics that you identified on the Site Plan and the Preliminary Application Form. The city's goal is to provide you with as much information and assistance as possible prior to your permit application submittal. Complete and accurate application materials help to reduce the need for correction cycles that delay permit approval. This coordinated list of requirements and decisions has been created for you to use as a reference for creating a more complete submittal package. The information in this report can also be utilized if you need to develop a street improvement plan (SIP) for submittal to SDOT for screening and acceptance (SDOT CAM 2206 and 2209).

Note: The applicant assumes full responsibility for determining all permit requirements and infrastructure improvements per applicable sections of the Seattle Municipal Code and the City of Seattle's Right-of-Way Improvement manual.

- If a SIP is required, SDOT must accept your SIP before DPD construction intake (see CAM 2209).
- If street improvements are required, you must obtain all necessary permits from SDOT.
- Street use permits are required for all work in the right-of-way (see SDOT CAM 2100).

Project Summary

AP/Project No.	6167038	Ground Disturbance	Y
Application Template	BLDG	PASV Required This Permit	Y
Application Type	CONSTRUCTION AND DEVELOPMENT	Date PASV Completed	(Waived)
Category	SINGLE FAMILY / DUPLEX	PASV Done Under	
DPD Review Type	FULL	Permit Remarks	
Address	8623 41st Ave SW		
Location			
Zoning		Applicant	THOMAS FANNING 303 BATTERY ST SEATTLE WA 98121 (206) 443-9790
King County APN	3524039127		
Permit Status	Initial Information Collected		
Description of Work	Remove existing building and replace with construction of a new sfr.	Applicant Email	tfanning@pbarch.com
		Linked AP/Project Nos.	
SDOT Project No			

Seattle City Light Requirements

Contact: Bob Hansen, bob.hansen@seattle.gov

Based on the information provided at this time, it does not appear that any SCL electrical work is required to accommodate construction of your project. For electrical service design and connection questions, please refer to "Applicant Next Steps." Be advised that it is your responsibility to seek guidance from SCL should the scope of the project change or should the applicant become aware of proposed construction in the right-of-way. Failure to contact SCL at your earliest convenience could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

DPD Drainage Requirements

Contact: Kevin Donnelly, (206) 684-5051, Kevin.Donnelly@seattle.gov

Existing Public Drainage Infrastructure

Sanitary sewer main location: 41st Ave SW

Sanitary sewer main size: 8-inches

Storm drainage main location: 41st Ave SW

Storm drainage main size: 12-inches

Drainage

The drainage point of discharge (SMC 22.802.015.C.1) is located at: Public storm drain system.

Permanent and Temporary Dewatering

The foot drain (if part of building plan) point of discharge (DPD DR 3-2006/SPU DR 02-06 VII.H) is located at the following: Public storm drain system.

DPD Land Use Code Requirements

Contact: Lucas J DeHerrera, (206) 615-0724, lucas.deherrera@seattle.gov

Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

41ST AVE SW

New structures must be designed to accommodate future right-of-way improvements. To ensure that driveways and pedestrian access points are designed to match these future street improvements, please use the Building Grade Calculator, which can be found at <http://www.seattle.gov/transportation/gradesheetintro.htm>

Because full street improvements are not being required for this project, a no-protest agreement is required. This form can be found at http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/default.asp.

Crushed rock roadway at least 16' feet in width shall be installed for the width of the right-of-way abutting this property.

Land Use

Based on the preliminary scope, the project may qualify for a specific exemption under the Environmentally Critical Areas Ordinance. Application and decision on the exemption must be made before submittal of a application. See CAM 327 for more details.

Development within a steep slope or steep slope buffers requires a steep slope area variance. See CAM 330 for more details.

Based on the preliminary site plan, a yard or setback reduction variance is required. See CAM 330 for details.

An arborist report is required. See CAM 242 for more detail.

Notes to Applicant

16' crushed rock must be continued from end of pavement to lot property line. Please consult the new tree protection ordinance effective April 1st, here is the online link:

<http://www.seattle.gov/dpd/Planning/SeattlesTreeRegulationUpdate/InterimTreeRegulations/default.asp>

SDOT Requirements

Contact: Leo Kaarrekoski, leo.kaarrekoski@seattle.com

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: http://www.seattle.gov/transportation/stuse_docs.htm. Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

Permit Requirements

Initial Review Deposit: To be determined

SDOT Plan Requirements: Plan

SDOT Permit Requirements: Group 2: Over-the-Counter. Obtain from SDOT concurrently with building permit.

SPU Requirements

Contact: Steve Resnick, (206) 233-7234, ResnicS@seattle.gov

Existing Public Infrastructure - Water

Water main location: 41st Ave SW

Water main size: 4-inch

Water main pipe material: CI

Closest fire hydrant location: 41st Ave SW & SW Cloverdale St

Closest fire hydrant distance from property line: 300 ft

Solid Waste

For all multifamily, commercial, and industrial properties, the requirements for solid waste storage and pickup are outlined in SPU CAM 1301, available on the web at:

http://www.seattle.gov/util/stellent/groups/public/@spu/@csb/documents/webcontent/cos_004542.pdf. For questions about solid waste requirements, contact Liz Kain, (206) 684-4166, Liz.Kain@seattle.gov.

Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD CAM 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7889.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or www.seattle.gov/neighborhoods/preservation to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to CAM 208 for information regarding the application requirements for a SEPA review and CAM 3000 for information regarding landmarks and historic preservation.

Applicant Next Steps

1. Please review the requirements set forth in this report.
2. Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal (available on the DPD website) for additional information.
3. Call or e-mail the appropriate contact if you have any outstanding questions.
4. If a SIP is required, you must submit it to SDOT to screen for acceptance a minimum of five days prior to DPD construction intake. DPD will not accept your application until this has been done.
5. Use the Seattle City Light website to obtain a range of information and services including the Requirements for Electric Service Connection (RESC), electric service applications and guidelines (<http://www.seattle.gov/light/newconstruction/>).
6. Contact an Electric Service Representative for your electrical service design and connection questions:
North of Denny Way (206) 615-0600
South of Denny Way (206) 386-4200
Large Commercial & Industrial (206) 233-7177
Service Applications (206) 233-APPS (2777)
7. If you have additional questions or need additional help, you may request a pre-submittal conference. For more information, call (206) 684-8850 or go to DPD's website for a copy of the pre-submittal conference application and instructions (http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/default.asp).
8. When all issues have been addressed, you may schedule an intake appointment with DPD. Please bring a copy of this report.

The requirements and determinations set forth in this document are based on the following:

Details provided by the applicant on the preliminary application form and site plan submitted to DPD. If project criteria are changed before your SDOT SIP is designed and/or before your DPD intake, the requirements in this report are subject to change.

Current municipal codes and ordinances, which may be subject to change. If there are code changes prior to your DPD intake, the project must meet the new code requirements unless it is vested through a published master use permit (MUP) decision.

The scope of your proposed project as described in the preliminary application form. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.